

094.0

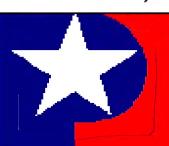
0007

0005.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
764,600 / 764,600  
764,600 / 764,600  
764,600 / 764,600
**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
19		EDMUND RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WING-MAHER MARIE ALAYNA	
Owner 2:	
Owner 3:	

Street 1: 19 EDMUND RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry: <input type="text"/>
Postal: 02474	Own Occ: Y Type: <input type="text"/>

PREVIOUS OWNER
Owner 1: BABAIAN PETER M & SARAH E -
Owner 2: -
Street 1: 19 EDMUND RD
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 7,225 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Vinyl Exterior and 1638 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / PriceUnits Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family	7225	Sq. Ft.	Site	0	70.	0.88	5											445,728					445,700
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IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
101	7225.000	314,800	4,100	445,700	764,600					61925	
Total Card	0.166	314,800	4,100	445,700	764,600		Entered Lot Size			GIS Ref	
Total Parcel	0.166	314,800	4,100	445,700	764,600		Total Land:			GIS Ref	
Source: Market Adj Cost		Total Value per SQ unit /Card:	466.93	/Parcel:	466.9		Land Unit Type:			Insp Date	

**PREVIOUS ASSESSMENT** **Parcel ID** 094.0-0007-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	314,900	4100	7,225.	445,700	764,700	764,700	Year End Roll	12/18/2019
2019	101	FV	257,400	4100	7,225.	452,100	713,600	713,600	Year End Roll	1/3/2019
2018	101	FV	258,700	4100	7,225.	337,500	600,300	600,300	Year End Roll	12/20/2017
2017	101	FV	258,700	4100	7,225.	305,600	568,400	568,400	Year End Roll	1/3/2017
2016	101	FV	258,700	4100	7,225.	292,900	555,700	555,700	Year End	1/4/2016
2015	101	FV	252,700	4100	7,225.	248,300	505,100	505,100	Year End Roll	12/11/2014
2014	101	FV	241,300	4100	7,225.	235,600	481,000	481,000	Year End Roll	12/16/2013
2013	101	FV	241,300	4100	7,225.	224,100	469,500	469,500		12/13/2012

SALES INFORMATION	TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V Tst Verif Notes
BABAIAN PETER M	63964-235		7/24/2014		516,000	No No
BABAIAN PETER,	61061-272	Convenience	1/28/2013		99	No No
RAN ALEXANDER/I	51449-199		7/16/2008		485,000	No No
MARTIN JOHN P/S	44584-278		1/31/2005		454,000	No No
CAIN ROBERT E &	33214-277	Family	7/6/2001		325,000	No No N
	8995-543		1/1/1901			

BUILDING PERMITS											ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
10/17/2016	1264	Re-Roof	6,300	C					8/15/2018	Meas/Inspect	BS	Barbara S			
									1/17/2009	Meas/Inspect	372	PATRIOT			
									6/28/2005	MLS	HC	Helen Chinal			
									11/30/2001	MLS	MM	Mary M			
									3/14/2000	Inspected	264	PATRIOT			
									2/2/2000	Measured	197	PATRIOT			
									12/1/1988		PM	Peter M			

Sign: VERIFICATION OF VISIT NOT DATA / / /

